



## Municipal Heritage Committee Report

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**Report Number:** KLMHC2024-038

**Meeting Date:** June 6, 2024

**Title:** **Planning Act Application – 5 Crego Street, Somerville Township**

**Description:** Review of application for Zoning By-law Amendment for 5 Crego Street, Somerville Township (Kinmount)

**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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### Recommendations:

**That** Report KLMHC2024-038, **Planning Act Application – 5 Crego Street, Somerville Township**, be received;

**That** comments be provided to Planning staff through the Chair.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

### **Background:**

The City of Kawartha Lakes has received an application for a Zoning By-law Amendment for the property known municipally as 5 Crego Street in the Geographic Township of Somerville. The property is located in Kinmount. The intention of the application is to facilitate the conversion of the existing building to a residential dwelling by amending the zoning of the property from Community Facility to Rural Residential Type Two Exception Zone. The property was previously used as a place of worship and Masonic hall and the current owners have purchased the property with the intention of turning it into a dwelling. The proposed use would also require variance from the existing Rural Residential Type Two as the lot is a historic undersized lot. The proposed amendments are as follows:

<b>Regulations</b>	<b>Required (RR2 Zone)</b>	<b>Proposed</b>
Minimum Lot Area	1700 sq. m	742.67 sq. m
Minimum Lot Frontage	25 m	19.79 m
Minimum front yard	7.5 m	3.6 m
Minimum rear yard	7.5 m	15.32 m
Minimum flankage yard	7.5 m	0.74 m
Maximum lot coverage	30%	20%
Maximum height	11 m	3 m
Minimum dwelling unit floor area	60 sq. m	143.3 sq. m
Minimum side yard	3 metres on one side, 1.2 metres on the other side, plus one metre for each additional or partial storey above the first	10.34 m
Maximum number of dwellings units per lot	1	1

The property currently contains an existing historic building constructed in 1878 as a Baptist church and is one of a number of buildings that survived the significant fire in the hamlet in 1890. The property was sold to the local Masonic Lodge in 1919 and continued to be used in that capacity until 2021 when it was disbanded due to declining membership. The property was sold at that time.

The proposed residential use is intended to convert the existing historic building from a Masonic Lodge to a residential dwelling. No major external alterations are proposed and the building is to be retained. No new construction is proposed on the lot.

As part of the complete application, staff requested that a Cultural Heritage Evaluation Report be prepared for the property to gauge its cultural heritage value. The CHER was completed by D.M. Wills and is attached as Appendix A to this report. The CHER determines that the building has cultural heritage value but notes the proposed residential conversion should not significantly impact its value. It also notes that, as the intention of the property owner is to conserve and retain the building, that designation of the property is not urgent at this time. Staff have reviewed the CHER and agree with this assessment.

The CHER found that the property met at least three criteria under Ontario Regulation 9/06 and, therefore, may be eligible for designation. However, the property is currently not listed on the City's Heritage Register and, as such, designation of the property may not be proposed until the Planning Act application has been disposed of. Amendments to the Ontario Heritage Act through Bill 23 prevent municipalities from designating non-listed properties concurrently with certain types of Planning Act applications, including applications for Zoning By-law Amendments.

### **Rationale:**

As the property has demonstrated cultural heritage value through the submitted CHER, the Committee may wish to comment of the appropriateness of the residential conversion and change in zoning for the property to facilitate it. The Committee may also wish to comment on the potential future designation of this property but cannot request designation as a condition of approval as the property is not listed on the Heritage Register. As such, a future designation of this property could not be pursued until the Planning Act application is complete.

### **Other Alternatives Considered:**

There are no recommended alternatives.

### **Financial/Operation Impacts:**

There are no financial or operational impacts as a result of the recommendations of this report.

**Consultations:**

N/A

**Attachments:**

Appendix A – 5 Crego Street Cultural Heritage Evaluation Report



Adobe Acrobat  
Document

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**Department Head:** Leah Barrie, Director of Development Services